

**Location**                               **19 Victoria Road London NW7 4SA**

**Reference:**                           **15/07342/HSE**                               Received: 2nd December 2015  
Accepted: 2nd December 2015

Ward:                                       Mill Hill   Expiry 27th January 2016

Applicant:                               Mr James Hyams

Proposal:                               Part single, part two storey side and rear extensions. Formation of side dormer. New front porch

**Recommendation:** Approve subject to conditions

- 1     The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 15/2011/1, Design and Access Statement (Received 02-December-2015) and 15/2011/2A (Received 25-January-2016).

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2     This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3     The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4     Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the flank elevation(s), of the extension(s) hereby approved.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 5     Before the building hereby permitted is first occupied the proposed window(s) in the first floor side elevation and side dormer facing No. 21 Victoria Road shall be glazed

with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and the Residential Design Guidance SPD (adopted April 2013).

**Informative(s):**

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.

## **Officer's Assessment**

### **1. Site Description**

The application site relates to a chalet style detached bungalow on the northern side of Victoria Road. The site is not located within a Conservation Area and the host property is not Listed. Neighbouring property No. 17 Victoria Road has been extended to the rear at ground and roof level and No. 21 Victoria Road benefits from a single storey rear extension and front porch extension. The host property contains an existing ground floor extension.

### **2. Site History**

Reference: W03717

Address: 19 Victoria Road London NW7

Decision: Approved subject to conditions

Decision Date: 01 November 1972

Description: Single storey rear extension

### **3. Proposal**

This application proposes a 'Part single, part two storey side and rear extensions. Formation of side dormer and new front porch'. The single storey side extension would have a depth of 12.3 metres (almost the same depth of the bungalow), 1.5 metres wide, 3.3m high to the eaves and 5 metres high to the top of the pitched roof. It would be almost built up to the side boundary with No. 17 Victoria Road. This side element would wrap around the rear of the property and would extend beyond the rear elevation by approximately 1 metre. The proposed first floor would be built over the ground floor rear extension and would have a depth of 4 metres, the same width as the existing ground rear element of 5.9 metres. The eaves height would remain at 3.2 metres as is the existing eaves and the maximum height to the top of the roof would remain at approximately 7.3 metres. . The proposed first floor extension would have the same ridge height as the existing main dwelling and would not project any closer to any adjoining common boundary than the existing building.

The front porch extension would have a width of approximately 2 metres, a depth of 1.2 metres, a height to the eaves of 2.5 metres and a height of 4.1 metres to the top of the pitched roof.

The proposed side dormer would have a width of 1.5 metres, a height of 1.8 metres and a depth of 3 metres, placed centrally within the side elevation roofslope facing No.2 1 Victoria Road.

### **4. Public Consultation**

Consultation letters were sent to 10 neighbouring properties.

3 No. responses have been received, comprising of objections.

The objections received can be summarised as follows:

\*Possible cumulative effect on streetscene

\*Dormer windows usually set back and usually smaller in size

\*Removal of window to front elevation will affect the streetscene

Councillor Sury Khatri has requested that the application be heard at committee.

## **5. Planning Considerations**

### **5.1 Policy Context**

#### National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

#### The Mayor's London Plan 2015

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

#### Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5.
- Relevant Development Management Policies: DM01, DM02.

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

#### Supplementary Planning Documents

Residential Design Guidance SPD (adopted April 2013)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.
- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted April 2013)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

## **5.2 Main issues for consideration**

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

## **5.3 Assessment of proposals**

It is noted that there is a similar extension at No. 42 Victoria Road that was allowed at Appeal under reference APP/N5090/A/06/2014876, dated 19/09/2006. The proposal as part of that particular application included the continuation of the pitched roof at first floor level of the bungalow at the same height as the original towards the rear. The Inspector stated that as the extension would not increase the overall height of the building and that the design would match the original property, it was not considered to result in harm to the character and appearance of the surrounding area and the host property.

It should be noted also that No. 17 have built a similar rear element and No. 15 have received a recent approval for the same.

Given that the design of the above mentioned properties and the host property as part of this application are similar in size and design, that the proposal as part of this application would also extend the building rearwards at the same height as the existing building and would also match the design of the existing property, and that there are various other properties along this stretch of Victoria Road that have extended in a similar fashion, it is not considered that the proposal would result in harm to the surrounding area or the host property.

It is noted that the proposed roof extension would be 4 metres in depth and the eaves and maximum height would remain as existing, however, given the sloping nature of the roof extension it is not thought that the rear extension would have any further impact on the

neighbouring amenities. In addition, given that the rear of the properties along this stretch of Victoria Road are north facing, it is not considered that the proposed roof extension would result in a significant loss of light to any neighbouring occupier. Moreover, given that No. 17 Victoria Road and No. 21 Victoria Road have both been extended to the rear, it is not considered that the proposed first floor rear extension would result in a perceived sense of enclosure or an overbearing impact when viewed from the rear windows of rear amenity areas of wither neighbouring property.

The proposed single storey side element would be an acceptable addition to the host property and would not have an adverse impact on the current streetscene or neighbouring amenities.

The proposed side dormer window would be obscure glazed and the size and design of the proposed dormer would not be out of character with the design of other dormers within the vicinity.

The front porch would be similar to that which exists at No 21 and would not affect the current streetscene or character of the area in general.

The proposal includes the removal of the front window towards the west side of the front elevation in order to accommodate the roof of the proposed front porch. It is not thought that this will have a material harm on the building or streetscene and with the inclusion of a front window to the proposed side element; this addition would allow for a balancing of the fenestration to the front of the property and is an acceptable change to the frontage.

The proposal would comply with the aforementioned policies and Council Residential Design Guidance and would be a proportionate addition to the dwellinghouse. It would have an acceptable impact on the character and appearance of the streetscene, site property, general locality and the residential amenity of neighbouring occupiers.

#### **5.4 Response to Public Consultation**

Mainly addressed in appraisal above.

#### **6. Equality and Diversity Issues**

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

#### **7. Conclusion**

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for Approval, subject to conditions.

19 Victoria Road NW7

